

## CITY OF LYNN

### Joint Public Hearing Between the Lynn City Council And the Lynn Planning Board - August 30, 2016 Council President Daniel F. Cahill, Presiding

**Seven Councillors Present (Councilor Barton, Capano, Lozzi and Walsh absent).  
Moment of Silence.  
Pledge of Allegiance.**

**Council President Cahill stated this meeting was not a scheduled City Council Meeting and that Councilor Barton was not available to attend due to a prior commitment. He also stated that Councilor Capano and Councilor Walsh had a scheduled GE Contract Vote.**

**Roll Call of Lynn Planning Board:  
Chairman Robert Stilian – Present  
David Angelli – Present  
Paul Price – Present  
Stephen Upton - Present**

***Public Hearing - To Approve the Application of Chapter 121A and 6A for the project known as “Gateway Residences on Washington” (698-700 Washington Street” by its owner Washington Gateway Associates Limited Partnership). The proposed project is a development of a five story rental building consisting of 71 units.***

Council President Cahill stated that we are here tonight pursuant to the requirements of Chapter 121A . He opened the Public Hearing for those wishing to speak in Favor. The following Appeared in Favor:

Peggy Phelps, representing Neighborhood Development Associates, 10 Church Street along with their partners Mr. Thomas Bauer, HUD Holdings LLC, and Thomas O'Malley, AFL-CIO Pension Trust Fund. She stated that if the project is approved, this project will commence in late September. She stated that the project proposed is for a five story wood frame building with 71 rental units. She stated that 18 units will be one bedroom, 46 units will be two bedrooms, and 7 will be three bedrooms. There will be 2,000 s.f. of retail space on the first floor.

Ms. Phelps stated that this project is so important to the Washington Street Corridor as it is a catalysis to the whole area. It has already spurred other development along the corridor. Within a few years, you will see a lot of life and vitality along this Corridor. Ms. Phelps stated that tonight we are here to approve the project under Chapter 121A under the Massachusetts General Laws. She stated that this project meets all the criteria of Chapter 121A.

Calvin Anderson, 12 Concord Street spoke in Favor.  
 Seth Albaum, 7 Central Square, #303 spoke in Favor.  
 Thomas Bauer, HUD Holdings LLC spoke in Favor.  
 Thomas O'Malley, AFL-CIO Pension Trust Fund spoke in Favor.  
 Jeffrey Yoffa spoke in Favor.  
 Council President Cahill closed the Public Hearing for those wishing to speak in Favor.

Council President Cahill opened the Public Hearing for those wishing to speak in Opposition.  
 No one spoke in Opposition.  
 Council President Cahill closed the Public Hearing for those wishing to speak in Opposition.

Council President Cahill turned the gavel over to Robert Stilian, Chairman of the Lynn Planning Board.

Mr. Stilian stated that it was a great plan and asked ISD Director Michael Donovan to speak.

Mr. Donovan stated he would recommend to the Board to approve this project based upon the criteria listed and it meets the necessary criteria.

Planning Board member Dave Angelli stated that he believed that the evidence tonight clearly demonstrates that the project area is "blighted, open, derelict or substandard, the project does no contravene any applicable bylaw, ordinance or local regulation; the project is not inconsistent with the Master Plan; the project is not detrimental to public safety/health/morals or the best interest of the City of Lynn; the project is consistent with the most suitable development of the City; the project constitutes a public use and benefit; the method of relocation, if any, is feasible;

**Mr. Angelli stated that based upon the evidence presented at the Public Hearing, he moved to recommend that the Lynn City Council approve the MGL c. 121a Project proposed by the Washington Street Gateway Associates Limited Partnership. Motion seconded by Paul Price.**

**Motion carried.**

Chairman Stilian turned the gavel back to Council President Cahill.

**Motion made by Councilor Chakoutis and seconded by Councilor Trahant Ordering that based upon the recommendation and approval of the Lynn Planning Board and their evidence that:**

- 1. The project area is "blighted, open, derelict or substandard"**
- 2. The project does no contravene any applicable bylaw, ordinance or local regulation;**
- 3. The project is not inconsistent with the Master Plan;**
- 4. The project is not detrimental to public safety/health/morals or the best interest of the City of Lynn;**

5. The project is consistent with the most suitable development of the City;
6. The project constitutes a public use and benefit;
7. The method of relocation, if any, is feasible;

the Lynn City Council approves the M.G.L., C. 121A and 6A project proposed by Washington Street Gateway Associates Limited Partnership for the "Gateway Residences on Washington (698-700 Washington Street). The proposed project is a development of a five story building consisting of 71 units.

7 YES 0 NO (Councilors Barton, Capano, Lozzi, and Walsh absent).

Councillor Chakoutis attached the following Emergency Preamble:

WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

WHEREAS, An Emergency relative to an Order that based upon the recommendation and approval of the Lynn Planning Board and their evidence that:

1. The project area is "blighted, open, derelict or substandard"
2. The project does no contravene any applicable bylaw, ordinance or local regulation;
3. The project is not inconsistent with the Master Plan;
4. The project is not detrimental to public safety/health/morals or the best interest of the City of Lynn;
5. The project is consistent with the most suitable development of the City;
6. The project constitutes a public use and benefit;
7. The method of relocation, if any, is feasible;

the Lynn City Council approves the M.G.L., C. 121A and 6A project proposed by Washington Street Gateway Associates Limited Partnership for the "Gateway Residences on Washington (698-700 Washington Street). The proposed project is a development of a five story building consisting of 71 units.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following yea and nay vote:

7 YES 0 NO (Councilors Barton, Capano, Lozzi, and Walsh absent).

Emergency Order was then adopted by the following yea and nay vote:

7 YES 0 NO (Councilors Barton, Capano, Lozzi, and Walsh absent).

Motion made by Councillor Colucci and seconded by Councillor Trahan to adjourn.

Notice of this meeting was posted in the City Clerk's Office at least forty-eight (48) hours in advance.

A True Copy Attest:

CITY CLERK